

File number: 170291

Re: Rezoning application for 2123 South Lenox Street

Dear City Plan Commission,

Our names are David Berzins and Risha Cupit-Berzins (2131 South Aldrich St.) and Steve and Kelley Buechner (2125 S. Aldrich St.) and we live directly across the street from the planned development of 2123 South Lenox Street. While the address of the development is South Lenox, the development/proposed houses face or front South Aldrich Street (as indicated on the survey map). We request the City Plan Commission and Common Council reject the proposed zoning change to a residential zone. In the letter we received, it states "the applicant (Ryan Konicek) plans to develop five single-family houses on the newly created residential lot". On the lot appears the picture/advertisement below. It obviously is a depiction of the proposed houses. We think the zoning change should be rejected for two reasons. First, in the picture, the house on the far right is four stories tall. This is beyond any structure on South Aldrich Street. Only two of over 35 homes in the 2100/2200 block of South Aldrich have a finished attic, somewhat creating a third floor. All other homes are two stories or less. Simply put, we do not think the likely proposed houses match with the surrounding residential structures (and would a "single-family" house really be four stories tall?). Secondly, as shown on the survey map, five houses in that allotment of land is beyond the housing density for that block of South Aldrich as well. Four residential structures would be more in line with the surrounding neighborhood in terms of housing density. We request the developers submit information with the average property width for the whole block to compare to their proposed houses to see how it compares.

While we realize the specific development plan is not part of the rezoning application, we feel it is important to "nip it in the bud" before the developer is too far invested in the process. Often, developers argue that they have invested too much already to turn back. This is a perfect opportunity for the City Plan Commission and Common Council to set appropriate guidelines for that property and ask the developers to have a plan that fits the neighborhood rather than maximize their profit.



Sincerely,

David & Risha Berzins
2131 S. Aldrich St.
Milwaukee, WI 53207

Steve & Kelly Buechner
2125 S. Aldrich St.
Milwaukee, WI 53207